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Building Committee Minutes 6/21/2011

TOWN OF ARLINGTON MINUTES COMMITTEE MEETING PERMANENT TOWN BUILDING COMMITTEE Tuesday, June 21, 2011

PRESENT: Robert Jefferson, Bill Shea, John Cole, Adam Chapdelaine, Mark Miano

ABSENT: Jeff Thielman, Rob Juusola, Michael Boujoulian, Suzanne Robinson

Guest: Jeff Shaw - Donham & Sweeney
 Jay Farquharson - Castagna Construction
 Eric Ammondson - Ammondson Architects

Meeting was called to order at 7:30 PM

Community Safety

Mr. Ammondson gave an update of the closeout of Phase 1 Community Safety Project. He was instructed to make a proposal to the committee at the next meeting for the Phase 2 waterproofing of the building envelope.

Highland Fire Station

Jeff Shaw and Jay Farquharson gave an update on both stations. The punch list is completed for the 2nd floor for Highland. There are still concerns over the timing of completion for Highland Station.

Change orders - Highland

Castagna #39 - 43

The following invoices were approved:

Stratton	Unicon #2	\$83,790.00
Highland	PMA	\$15,937.50
	Donham & Sweeney #23	\$7,506.00
Central	Donham & Sweeney #19	\$2,185.08
Community Safety	Ammondson #2080	\$268.09

Donham & Sweeney notes:

Contractor updated the committee on project progress and stated that they are attempting to meet the July 22 substantial completion date.

The Committee agreed to wait 6-8 months in order to see if the remedial masonry pointing work at the Central Station blends into the pointing work completed during the fall of 2010. The timeframe is within the contractors warranty period and they would be responsible for addressing any defective work. GC stated that the mason would prepare a letter documenting the work completed and outlining their responsibility for achieving a cohesive look.

The Committee agreed to forgo additional work to trim out the interior portion of the Central Station Windows made necessary by the existing conditions pending the Fire Chiefs review of a similarly finished window which exists in the current Day Room.

The Committee agreed to forgo any repair to the Highland Station apron concrete slab where a roughly 3 SF area was damaged by excessive rain immediately after the placement of the fresh concrete; the damage appears to be cosmetic in nature. The GC will provide a landscaping element of the Department's choosing to conceal this aesthetic defect. The Committee reviewed the project budget and approved 5 change orders. Adam Chapdelaine will report back to the committee regarding the adjustment (decrease) in several Town Appropriation line items.

Ammondson Notes:

Phase 1

1. Status update. Mr. Ammondson gave an overview of the status of completion. Chapman is working on punchlist items and expects to be completed by the end of this week. Ammondson distributed copies of the 6/3/11 Substantial Completion certificate. The Committee voted to accept this date and signed the certificates to be forwarded to the Town Manager for signature. The PTBC agreed to release all retainage on the next application for payment except \$10,000 to be withheld until final paperwork is completed.

2. Ammondson is working with Chapman to prepare a maintenance list for the plaza. The Town intends to develop a memo of understanding with the AHA regarding repairs and maintenance of the plaza.

Phase 2

1. Mr. Ammondson reviewed the proposed consultant work and scope of the project. Ammondson noted that the new 8th ed. of the MA Building Code requires a formal Ch. 34 review be filed with the local building official. Fees for this service were not included in the budget. PTBC directed Ammondson to prepare a revised proposal and present it to the PTBC on 7/5/11. Landscape work is to only include plantings within the existing planters and adjacent pavement.

2. Mr. Ammondson presented a preliminary project schedule, assuming a construction start in July, 2012 after ATM approval. The PTBC requested a second schedule be developed, assuming bidding in early January, 2012 with a construction start in March, 2012.

Adjourned at 9:00 PM

Respectfully submitted,

Bill Shea